

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

December 1, 2009

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy, Commissioners Beavers, Butler, Claypool, Collins, Daley, Gainer, Gorman, Goslin, Moreno, Peraica, Reyes, Schneider, Sims, Steele and Suffredin (17)

Absent: None

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use, Unique Use Amendment on certain property described therein:

299982 DOCKET NOS. #8521 & 8518 - KAREN DEMAY, Owner, 1640 East Chicago Street, Elgin, Illinois 60120. Application (No. SU-09-05; Z09021). Submitted by Same. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for an after the fact 32 x 36 foot, 18 foot high storage building with a companion Variance (V-09-17) to reduce left side yard setback from the minimum required 15 feet to 7 feet 6 inches (existing) in Section 20 of Hanover Township. Property consists of 1.69 acres located on the north side of Chicago Street approximately 100 feet northeast of King Arthur Court in Hanover Township, County Board District #15. Intended use: Storage building and companion to Variance (V-09-17). **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

The Cook County Zoning Board of Appeals, to whom said application was referred, submitted a communication setting forth its findings and recommendations following public hearings held thereon, and recommended that said application be granted subject to conditions as stated in the findings.

Vice Chairman Murphy, seconded by Commissioner Butler moved the approval of Communication No. 299982. The motion carried.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

303834 DOCKET #8572 – S. OROS, Owner, Application (No. V-09-61): Variation to reduce left side yard setback from 15 feet to 7 feet (existing detached garage) to bring property into compliance in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the north side of Linneman Avenue, approximately 225.13 feet west of Huber Lane in Northfield Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303835 DOCKET #8577 – K. MILLER, Owner, Application (No. V-09-66): Variation to reduce front yard setback from 30 feet to 26 feet (existing); reduce rear yard setback from 40 feet to 9.8 feet (existing); reduce front yard setback from 30 feet to 4.6 feet (existing accessory); and increase fence height in front yard from 3 feet to 6 feet to bring property into compliance in the R-5 Single Family Residence District. The subject property consists of approximately 0.25 of an acre, located on the northeast side of the corner of Lee Street and Brookfield Avenue in Wheeling Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Butler, seconded by Commissioner Beavers moved the approval of Communication Nos. 303834 and 303835. The motion carried.

SECTION 3

Your Committee has considered the following items and upon the adoption of this report the recommendation is as follows:

303836 DOCKET #8581 – CANADIAN NATIONAL RAILROAD COMPANY, Owner, Application (No. V-09-69): Variation to reduce distance between billboard signs from 500 feet to 280 feet in I-1 Restricted Industrial District. The subject property consists of approximately 0.05 of an acre, located on the north side of North Avenue, approximately 600 feet east of 5th Avenue in Leyden Township, County Board Districts #9 and #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Butler, seconded by Commissioner Beavers moved the approval of Communication No. 303836. The motion carried.

Commissioner Peraica called for a Roll Call, the vote of yeas and nays being as follows:

ROLL CALL ON MOTION TO APPROVE ITEM 303836

Yeas: Chairman Silvestri, Commissioners Beavers, Butler, Claypool, Daley, Reyes and Suffredin (7)

Nays: Vice Chairman Murphy, Commissioners Gainer, Gorman, Goslin, Moreno, Peraica, Schneider, Sims and Steele (8)

Present: Commissioner Collins (1)

The motion to approve FAILED.

SECTION 4

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

303837 DOCKET #8594 – C. STONIS, Owner, Application (No. V-09-77): Variation to increase height of fence in front and right side yard from 3 feet to 4 feet in the R-4 Single Family Residence District. The subject property consists of approximately 0.69 of an acre, located on the west side of Mason Avenue, approximately 300 feet north of 131st Street in Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303838 DOCKET #8595 – K. KWAK, Owner, Application (No. V-09-78): Variation to reduce front yard setback from 20 feet (@20%) to 2.3 feet (existing) on a through lot; and reduce left side yard setback from 10 feet to 9 feet (existing) for an above ground pool and shed in the R-6 PUD Single Family Residence District. The subject property consists of approximately 0.28 of an acre, located on the south side of Pinecreek Drive, approximately 539 feet east of Will Cook Road in Orland Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303839 DOCKET #8596 – M. FILIPIUK, Owner, Application (No. V-09-79): Variation to reduce left side yard setback from 10 feet to 3 feet for an existing detached garage to be considered an attached garage via proposed breezeway addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.28 of an acre, located on the east side of Glenshire Road, approximately 399 feet north of Central Road in Northfield Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303840 DOCKET #8597 – J. & G. SCAMBIATTERRA, Owners, Application (No. V-09-80): Variation to reduce left side yard setback from 15 feet to 9 feet: and reduce front yard setback from 40 feet to 29 feet for an addition to the single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.63 of an acre, located on the east side of Peck Avenue, approximately 83 feet south of 61st Street in Lyons Township, County Board District #16. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303841 DOCKET #8599 – P. WIATR, Owner, Application (No. V-09-82): Variation to reduce rear yard setback from 5 feet to 3 feet (existing) for a detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.07 of an acre, located on the west side of Linder Avenue, approximately 172 feet north of 51st Street in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

303842 DOCKET #8600 – M. MARCHESE, Owner, Application (No. V-09-83): Variation to increase height of fence in front yard from 3 feet to 6 feet (existing) for fence and gate in the R-4 Single Family Residence District. The subject property consists of approximately 0.14 of an acre, located on the east side of Park Street, approximately 200 feet south of Morse Street Schaumburg Township, County Board District #15. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

- 303843 DOCKET #8601 – M. MOLINARI, Owner, Application (No. V-09-84): Variation to reduce left side yard setback from 15 feet to 5 feet (existing); and reduce lot area from 40,000 square feet to 20,771 square feet (existing); reduce lot width from 150 feet to 130 feet (existing); and reduce front yard setback from 31.9 feet (@20%) to 29 feet (existing) in the R-4 Single Family Residence District. The subject property consists of approximately 0.48 of an acre, located on the west side of Luna Avenue, approximately 131 feet north of 143rd Street in Bremen Township, County Board District #6. **Recommendation: That the application be granted.**
Conditions: None

Objectors: None

Commissioner Butler, seconded by Commissioner Beavers moved the approval of Communication Nos. 303837, 303838, 303839, 303840, 303841, 303842 and 303843. The motion carried.

SECTION 5

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

- 303844 ROBERT G. GROBLE, Owner, 512 West 37th Street, Chicago, Illinois 60609, Application (No. SU-09-17; Z09093). Submitted by Kevin W. Baldwin, Daley Mohan Groble, P.C., 55 West Monroe Street, Suite #1600, Chicago, Illinois 60603. Seeking a SPECIAL USE, UNIQUE USE in the I-3 Intensive Industrial District for the use of the existing building as a two-unit residential building (If granted with companion V-09-76 for setback issues) in Section 36 of Worth Township. Property consists of approximately 0.072 of an acre located on the east side of Sheridan Avenue, approximately 125 feet south of 131st Street in Worth Township. Intended use: For a two-unit dwelling, companion to V-09-76.
- 303845 JOHN DITOMASSO, Owner, 2500 Pfingsten Road, Northbrook, Illinois 60062, Application (No. SU-09-18; Z09095). Submitted by Michael Malloy, 100 Skokie Highway, Lake Bluff, Illinois 60044. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District to operate a landscaping business and snow removal/plowing business including an office and the storage of landscaping vehicles and equipment in existing barn and garage in Section 20 of Northfield Township. Property consists of approximately 1.61 of an acre located on the northwest corner of Highland Road and Pfingsten Road in Northfield Township. Intended use: To operate a landscaping business which shall include snow removal and plowing?

Commissioner Goslin, seconded by Commissioner Peraica, referred the New Applications to the Zoning Board of Appeals. The motion carried.

Vice Chairman Murphy, seconded by Commissioner Moreno, moved to adjourn, the motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary